

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF FISHERS, INDIANA - 1980**

Be it ordained by the Town Council of the Town of Fishers, Indiana, that the Zoning Ordinance, a part of the COMPREHENSIVE PLAN AND ORDINANCE - 1980, ORDINANCE NO. 110380, as amended, is hereby amended as follows:

SECTION 1.

That the Zoning Map, identified as OFFICIAL ZONING MAP, FISHERS, INDIANA, Dated July 23, 1993, which accompanies and is a part of the Zoning Ordinance of the Town of Fishers, Indiana, as amended is hereby amended as follows:

- A.) That the zoning classification of the real estate described on Exhibit 1, attached hereto, is hereby designated R-3 Single Family Residential District;
- B.) That the zoning classification of the real estate described on Exhibit 2, attached hereto, is hereby designated PD-R, Residential Planned Development District as authorized in Article 151.072 PLANNED DEVELOPMENT DISTRICT of the Fishers Code of Ordinances;
- C.) That the zoning classification of the real estate described on Exhibit 3, attached hereto, is hereby designated PD-R, Residential Planned Development District as authorized in Article 151.072 PLANNED DEVELOPMENT DISTRICT of the Fishers Code of Ordinances;
- D.) That the zoning classification of the real estate described on Exhibit 4, attached hereto, is hereby designated OS, Open Space District;
- E.) That the zoning classification of the real estate described on Exhibit 5, attached hereto, is hereby designated R-3, Single Family Residential District;
- F.) That the zoning classification of the real estate described on Exhibit 6, attached hereto, is hereby designated PD-C, Commercial Planned Development District as authorized in Article 151.072 PLANNED DEVELOPMENT DISTRICT of the Fishers Code of Ordinances;
- G.) That the zoning classification of the real estate described on Exhibit 7, attached hereto, is hereby designated R-3, Single Family Residential District.

SECTION 2.

- A.) Further, the real estate described in Exhibit 2, attached hereto, herein designated PD-R, Residential Planned Development District as authorized in Article 151.072 PLANNED DEVELOPMENT DISTRICT shall be developed pursuant to the development standards set forth in Articles 151.064 (R-3) through 151.069 (R-5C) of the Fishers Code of Ordinances;
- B.) Further, the real estate described in Exhibit 3, attached hereto, herein designated PD-R, Residential Planned Development District as authorized in Article 151.072 PLANNED DEVELOPMENT DISTRICT shall be developed pursuant to the development standards set forth in Articles 151.064 (R-3) through 151.070 (R-6) of the Fishers Code of Ordinances;

SECTION 2. CONTINUED

- C.) Further, the real estate described in Exhibit 6, attached hereto, herein designated PD-C, Commercial Planned Development District as authorized in Article 151.072 PLANNED DEVELOPMENT DISTRICT shall be developed pursuant to the development standards set forth in Article 151.075 (C-3) of the Fishers Code of Ordinances.
- D.) Further, the real estate described in Exhibit 7, attached hereto, herein designated R-3, Single Family Residential District, classified and devoted to cemetery use under the jurisdiction of the City of Noblesville shall retain the full rights privileges and status of a permitted use in accordance with the Town of Fishers Zoning Code.

SECTION 3.

This ordinance shall be in full force and effect from and after its passage by the Town Council and its publication, as provided by law. All provisions or parts thereof in conflict herewith are hereby repealed.

Adopted by the Town Council of the Town of Fishers, Indiana on this 17 day of November, 1993.

THE TOWN COUNCIL OF FISHERS,  
HAMILTON COUNTY, INDIANA

BY: Walter F. Kelly  
Walter F. Kelly, President

Roy G. Holland, Vice President

James P. Roederer  
James P. Roederer, Member

David Gingrich  
David Gingrich, Member

Deborah Heckart, Member

ATTEST:

Linda Gaye Cordell  
Linda Gaye Cordell, Clerk-Treasurer  
of the Town of Fishers, Indiana

Prepared by: Roger A. Johnson, Department of Development, Fishers, IN  
Approved by: Douglas D. Church, Town Attorney of Church, Church,  
Hittle, and Antrim



EXHIBIT 1  
LEGAL DESCRIPTION

AREA 1

R-3

14-10-00-00-002.000 (pt) BECKER REMNANT @ 106TH STREET & ELLER 25

Part of the Northwest Quarter Section 10, Township 17 North, Range 4 East in Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of said Quarter Section, thence South 89 degrees, 06 minutes, 43 seconds West 1117.37 feet, thence South 00 degrees, 00 minutes, 00 seconds East parallel with the east line of said Quarter Section a distance of 1056.13 feet to a rebar with a yellow plastic cap, thence East on and along a line parallel with the North line of said Quarter Section a distance of 1117.37 feet to a point on the east line of said quarter Section, thence North along said East line to the point of beginning, containing 25.5 acres more or less.

EXHIBIT 2  
LEGAL DESCRIPTION

AREA 2

PD-R, RESIDENTIAL

14-10-00-00-002.001 TOWN OF FISHERS ADJACENT 106TH EXTENDED 20

Part of the Northwest Quarter Section 10, Township 17 North, Range 4 East in Hamilton County, Indiana, being more particularly described as follows:

Commencing at a stone marking the Northwest corner of Section 10, Township 17 North, Range 4 East, thence South 89 degrees, 06 minutes, 43 seconds East along the North line of said Quarter Section a distance of 902.41 feet (said cap being stamped "Schneider Engr. Corp."); said rebar also being the Beginning Point, thence continued East along said North line North 89 degrees, 06 minutes, 43 seconds East a distance of 629.96 feet to a rebar with a yellow plastic cap that is distant South 89 degrees, 06 minutes, 43 seconds West 1117.37 feet from the Northeast corner of said Northwest Quarter Section; thence South 00 degrees, 00 minutes, 00 seconds East parallel with the East line of said Quarter Section a distance of 1056.13 feet to a rebar with a yellow plastic cap; South 89 degrees, 06 minutes, 43 seconds West parallel with the North line of said Quarter Section a distance of 1020.34 feet to a rebar with a yellow plastic cap; thence North 20 degrees, 10 minutes, 39 seconds East a distance of 1131.63 feet to of Beginning Point, containing 20.004 acres more or less.

EXHIBIT 3  
LEGAL DESCRIPTION

AREA 3  
PD-R, RESIDENTIAL  
14-10-00-00-041.000 (part) Town of Fishers (Feltman) 34.00

Part of the Northwest Quarter of Section 10, Township 17 North, Range 4 East, Hamilton County, Indiana more particularly described as follows: Commencing at a point on the East line of said Northwest Quarter Section being South 0 degrees, 00 minutes, 00 seconds West (assumed basis of bearings) 1056.13 feet from the Northeast corner thereof, **THE POINT OF BEGINNING**; thence continue South 0 degrees, 00 minutes, 00 seconds West along said East line, 700.00 feet more or less to a point 920.00 feet, more or less, North of the Southeast corner of said Quarter Section; thence North 90 degrees, 00 minutes, 00 seconds West 2115.82 feet to a point; thence Northerly parallel with the West line of said Quarter Section, 700 feet to a point 530 feet, more or less, East of the West line of said Quarter Section; thence North 89 degrees, 06 minutes, 42 seconds East, parallel with the North line of said Quarter Section, 2115.82 feet to the point of beginning; subject to the right-of-way for Eller Road off the entire East side and all other applicable easements and rights-of-way of record; being 34.00 acres more or less.

EXHIBIT 4  
LEGAL DESCRIPTION

AREA 4  
OS  
14-10-00-00-041.000 (part) Town of Fishers (Feltman) 57.77

Part of the Northwest Quarter of Section 10, Township 17 North, Range 4 East, Hamilton County, Indiana more particularly described as follows: Commencing at a point on the East line of said Quarter Section being South 0 degrees, 00 minutes, 00 seconds West (assumed basis of bearings) 1056.13 feet from the Northeast corner thereof; thence continue South 0 degrees, 00 minutes, 00 seconds West along said East line, 1220.12 feet more or less to a point 392.88 feet North of the Southeast corner of said Quarter Section, **THE POINT OF BEGINNING**; thence North 90 degrees, 00 minutes, 00 seconds West 535.42 feet; thence South 0 degrees, 00 minutes, 00 seconds West parallel with said east line, 392.88 feet more or less to a point on the South line of said Quarter Section; thence Westerly on and along said South line 2103.86 feet to a point on the West line of said Quarter Section; thence northerly on and along said West line 1599.88 feet more or less to a point; thence easterly 530 feet more or less, parallel with the North line of said Quarter Section to a point; thence southerly 700 feet to a point; thence South 90 degrees, 00 minutes, 00 seconds East 2115.82 feet to a point on the East line of said Quarter Section; thence southerly on and along said East line to the point of beginning, subject to the right-of-way for Eller Road off the entire East side and all other applicable easements and rights-of-way of record; being 57.77 acres more or less.

EXHIBIT 5  
LEGAL DESCRIPTION

AREA 5  
R-3  
14-10-00-00-037.000 (part)      Becker      20.00

All that tract of land in Delaware Township in Hamilton County in the State of Indiana devised by will of India C. Harris to the grantors excepting that part thereof heretofore conveyed by grantors to Oaklawn Cemetery, which lands hereby conveyed are more particularly described as follows: Beginning at the southwest corner of Section 10, Township 17 North, Range 4 East, thence north on and along the west line of said Section 10, 1,556.33 feet to a point on said Section line; thence in a southeasterly direction 1,320 feet, more or less to a point in the center of Behner Brook; thence southwesterly on and along the center line of said Behner Brook to a point on the south line of said Section 10; thence West on and along the south line of said Section 10, 300.00 feet more or less to the southwest corner of said Section 10 being the place of beginning; containing 20.00 acres more or less.

EXHIBIT 6  
LEGAL DESCRIPTION

AREA 6  
PD-C, COMMERCIAL  
14-10-00-00-037.000 (part)      Becker House      15.00

All that tract of land in Delaware Township in Hamilton County in the State of Indiana which lands are more particularly described as follows: Commencing at the southwest corner of Section 10, Township 17 North, Range 4 East, thence north on and along the west line of said Section 10, 1,556.33 feet to a point on said Section line; thence in a southeasterly direction 1,320 feet, more or less to a point in the center of Behner Brook, the point of beginning of this parcel, thence southeasterly on and along the center of said Behner Brook to a point on the centerline of State Road 37A as now located and established said road being also known as the "Allisonville Road" and formerly known, located and established as State Road 37, said point being 1,607.8 feet distant from the intersection of the center line of said road 37A and the east line of the west 1/2 of said Section 10 measured upon and along the center line of said road 37A; thence southwesterly on and along the center line of said road 37A to a point on the south line of said Section 10; thence West on and along the south line of said Section 10, 700.00 feet more or less to a point in the center of Behner Brook, thence northeasterly on and along said center line to the place of beginning; containing 15.00 acres more or less.

EXHIBIT 7  
LEGAL DESCRIPTION

AREA 7

R-3

14-10-00-00-038.000	Oaklawn Memorial Gardens Cemetery(pt)	98.0
14-10-00-00-040.000	Oaklawn Memorial Gardens Cemetery(pt)	8.6

Part of the Northwest Quarter and part of the Southwest Quarter of Section 10, Township 17 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point on the East line of the aforementioned Northwest Quarter Section, said point being South a distance of 2263.00 feet from the Northeast corner thereof; running thence south on and along said East line and the East line of the aforementioned Southwest Quarter Section, a distance of 1437.55 feet to a point on the centerline of State Road #37; thence deflecting to the right 41 degrees, 42 minutes, on and along said centerline a distance of 575.05 feet; thence deflecting to the right 5 degrees, 53 minutes a distance of 532.30 feet; thence deflecting to the right 2 degrees 43 minutes a distance of 500.75 feet; thence deflecting to the right 75 degrees 19 minutes a distance of 1819.90 feet to a point on the West line of the aforementioned Southwest Quarter Section; Thence deflecting to the right 54 degrees 39 minutes on and along said West line to the Northwest corner of the Southwest Quarter Section, a distance of 1070.09 feet; thence, on and along said North line 2103.86 feet to a point; thence, northerly 392.88 feet to a point; thence, easterly, parallel to the North line of said Southwest Quarter Section to a point on the East line of the Northwest Quarter Section, the Point of Beginning; containing 106.6 acres more or less.